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**BARTON
WILLMORE** bartonwillmore.co.uk
Regent House
Prince's Gate
4 Homer Road
Solihull
B91 3QQ
T/0121 711 5151

Daphne Woof – Programme Officer
Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

BY EMAIL: programme.officer@shropshire.gov.uk

23531/A3/SL/sw

13th July 2015

Dear Ms Woof,

**SHROPSHIRE COUNCIL SITE ALLOCATIONS AND MANAGEMENT DEVELOPMENT (SAMDev)
PLAN: SCHEDULE OF MAIN MODIFICATIONS**

We write on behalf of our Client, Bovis Homes Ltd (hereafter referred to as "Bovis Homes") in response to Shropshire Council Site Allocations and Management Development Plan (SAMDev): Schedule of Main Modifications, which the Inspector has deemed necessary to make the policies in the SAMDev Plan sound. The SAMDev Plan has been prepared by Shropshire Council and the content and policies of the Plan have been considered by Bovis Homes in respect of their interests at land west of Rectory Road, Albrighton.

Our Clients have previously promoted their land interests west of Rectory Road, Albrighton through the Shropshire Council SAMDev Plan Revised Preferred Options and Pre-Submission Draft in August 2013 and April 2014 respectively, and more recently submitted representations and appeared at the Examination in Public in October 2014. Bovis Homes land interests relate to an 11.72 hectares site and is adjacent to the north urban boundary of Albrighton.

This letter of representation has been prepared in response to the consultation on the Shropshire Council SAMDev Plan Schedule of Main Modifications.

MM2

The inclusion of reference to the Local Development Schedule and formalisation of the timetable for the Local Plan Review is supported. A specified timescale for commencing and completing the Local Plan Review is appropriate and necessary to provide the level of certainty for developers and landholders in terms of the future opportunity to promote sites, and it allows for a review of housing needs to be undertaken. The ability to review the adopted Core Strategy and related site allocations



Registered in England
Number: 0C342692

Barton Willmore LLP
Registered Office:
The Blade
Abbey Square
Reading
RG1 3BE
F/ +44 (0)118 943 0001

ensures consistency with national policy and ensures that local planning policy is responsive to changing local needs whilst also being able to take into account any additional requirements.

Further, the review will allow the opportunity for Green Belt and settlement boundaries to be re-assessed, whilst also enabling local communities to opt for alternative settlement designations as Hubs or Clusters so that housing and employment needs can be provided for.

MM14

We welcome the deletion of the clause regarding renewals in Policy MD3, as we consider that this is an unnecessary and ineffective element of the policy, however the renewal of planning permissions that are not delivered can artificially contribute to the five year housing land supply.

For further clarification of the approach to non-allocated sites, we suggest further amendments can be made to Part 2, 'Settlement housing guidelines' of Policy MD3. We consider the following text to provide such clarification:

"2. The settlement housing guideline is a significant policy consideration. Where development of a non-allocated, sustainable site, would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:

- i. The increase in number of dwelling relative to the guideline; and*
- ii. The likelihood of delivery of the outstanding permissions; and*
- iii. The benefits arising from the development; and*
- iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement, and how these are mitigated and/or compensated for"; and*
- v. The presumption in favour of sustainable development.*

MM15

The allocation of suitable sites for residential development ensures that the Council can establish a greater degree of control when identifying infrastructure requirements, open space and community uses. Windfall sites also have a role to play and we are supportive of the inclusion of a specific reference to windfall development being important. However, the Council cannot rely on windfall development because of the uncertainty associated with windfall numbers. The Council should therefore adopt a flexible approach to ensure that windfall development can come forward on appropriate sustainable sites but should not rely on windfalls in place of allocated sites.

Therefore, we consider that the explanatory text supporting Policy MD3 as set out in paragraph 4.16 should be further amended to read:

"A key component of the housing land supply is the allocated housing sites identified in the Policies S1-S18, with related development guidelines.

'Windfall development on other sites is also important, but because of its uncertain nature it should be noted that such development will be an addition to and not a substitute for the allocated sites both within the settlements and in the countryside, including both brownfield and, where sustainable, greenfield sites.

All windfall developments will be assessed against the policies of the Local Plan and the NPPF, which sets out a presumption in favour of sustainable development with reference to its economic, social and environmental dimensions. With regard to housing development, local considerations include having regard to the design requirements of relevant Local Plan policies, the mix and type of housing, and the settlement housing guidelines."

MM16

We support the deletion of explanatory text in paragraph 4.19, which supports Policy MD3. The deletion of this text aligns with changes made to the Policy regarding planning permission renewals.

MM17

We object to the inclusion of the proposed new text regarding the approach to settlement housing guidelines and settlement development boundaries as it is considered to be too restrictive. If the merits of a housing scheme, in compliance with national advice on sustainable development demonstrate that a proposal is acceptable despite exceeding a settlement's housing threshold, then planning permission should not be resisted.

The references to 'community goodwill' and 'breaking point' are considered to be inappropriate and apply an onerous prioritisation to public opinion. The restriction that the added text implies is considered to contradict the objective of the Core Strategy to meet local needs and government advice in the National Planning Policy Framework to support sustainable locations. Indeed the Framework provides no advice that public opinion alone should determine the strategic growth of a settlement and such an approach would conflict with the presumption in favour of sustainable development [NPPF Paras. 196 and 197]

MM19

In relation to Albrighton, we support the inclusion of text to the introduction of Policy MD4, which indicates that employment development will be managed in accordance with spatial strategies CS1 – CS5 and economic development strategy CS13. In its current form the strategic context for managing employment development will include proposals for small scale office, workshop and light industrial uses across the Albrighton area, a Market Town and Key Centre.

MM36

We support the inclusion of text indicating that a detailed Green Belt Review will be undertaken in the Local Plan review. Paragraphs 83 and 84 of the NPPF stipulate that local authorities should consider Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the Local Plan period. However until such a review of the Local Plan and in the absence of an immediate Green Belt Review, it is our view that the SAMDev Plan remains unjustified and negatively prepared.

We trust that the representations are helpful in taking the SAMDev Plan to the point of adoption. However, should you wish to discuss our comments further, please do not hesitate to contact me.

Yours sincerely,



JOLANDE BOWATER
Planning Associate

Encs – Completed Main Modification Forms